



## Prepared for BROOKLINE TOWN MEETING MEMBERS

With the assistance of the GIS Division of the Department of Information Technology Department of Planning & Community Development

OCTOBER 2003

## **Brookline Precinct Profiles**

## Precinct 7

#### Introduction

The Brookline Precinct Profiles, otherwise known as, "Where in the World is Your Precinct?" were conceived by the Brookline Town Meeting Members Association (TMMA). The profiles have been developed for two purposes: First, to ensure that precinct residents have a resource to refer to when seeking information about their precinct; Second, for Town residents in other precincts and other people interested in learning more about a particular precinct.

#### **Precinct 7 Narrative**

## **♦** Precinct Boundary

Precinct 7 is located in north central Brookline adjacent to Brookline precincts 3, 4, 6, and 10. It is bounded on the north by Marion Street and Stearns Road, on the east by Perry Street and St. Paul Avenue, on the south by Washington and School Streets, and on the west by Park Street.

## ◆ Precinct 7 History

Encompassing an area adjacent to Brookline Village, precinct 7 is primarily a 19th century area with 20th century infill. Dividing it down the middle is Harvard Street, one of the oldest in Town, having been known as the "Road to the Colleges". The precinct also has Washington Street as a border which was the old road to Brighton. This section was the site of several grand 19th century estates, belonging to men who took advantage of the train, horse or car to get into Boston. The amenities of the commercial and civic center move in the 1840s also attracted them. Aspinwall Avenue ran through the Aspinwall family property and it was a small lane running off Harvard Street leading to the marshes. By the 1850s, this land was being sold off. In response to the mid 19th

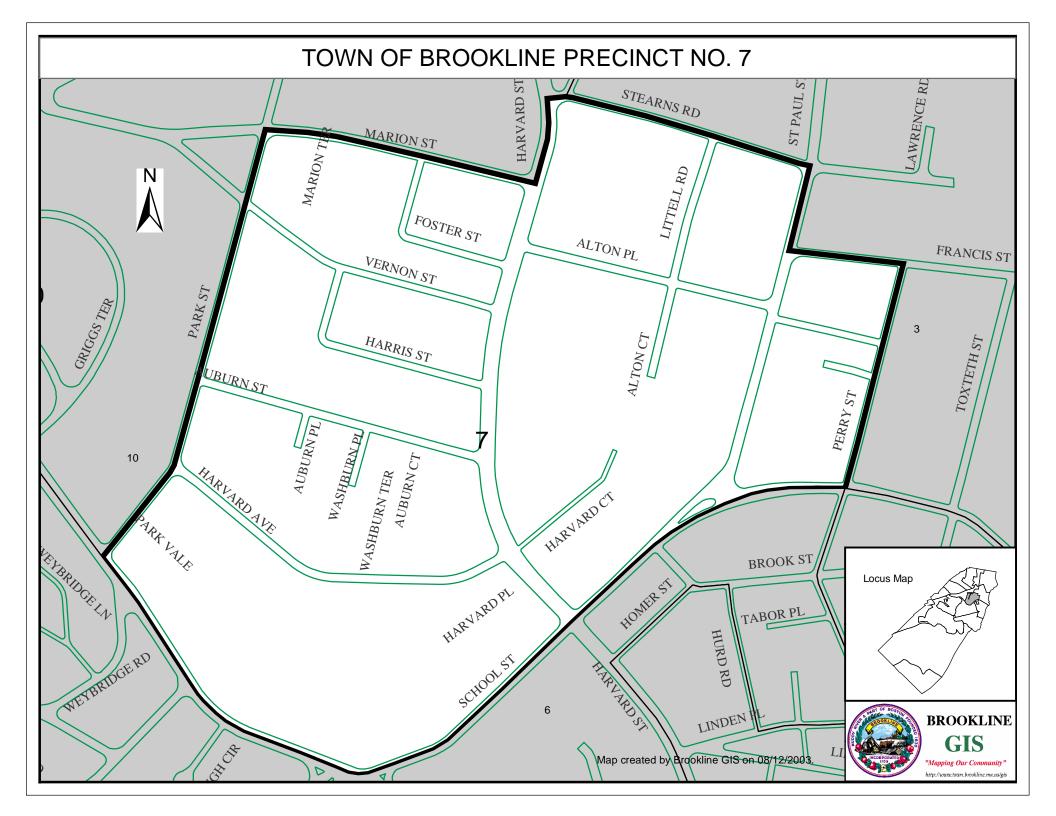
century influx, St. Paul's Church was constructed in 1851-52, designed by Richard Upjohn. By the 1890s, a second wave of development arose spurred by advances in transportation, the widening of Beacon Street, and the coming of the trolley. Development included Vernon. Auburn, and Harris Streets, which contain charming Queen Anne and Colonial Revival houses built in the 1890s and 1900s. Cabot School, located on Marion Street, was built in 1887 with money given for the land by Henry Whitney, developer of Beacon Street. In 1957, the school was conveyed to the Housing Authority and is now the site of senior housing. The old Italianate Wilson estate on Harvard Street became the site of a public garage and later became Stop & Shop.

## ◆ Precinct 7 Today

Consisting of 75 acres or 3,251,110 square feet of land area, Precinct 7 contains primarily multi-family residential with a moderate percentage also including two, three, and 4-8 family residential land uses. Renter-occupants make up nearly sixty percent of the precinct's housing stock. Finally, Precinct 7 contains commercial uses along Harvard Street.

As noted, the predominant land-use pattern in Precinct 7 is multi-family residential, which makes up 73 percent of the zoned land and 38 percent of the land area of the precinct. Precinct 7's focal point centers on the intersection of Harvard and School Streets.

Precinct 7 contains 2.37 acres of public recreation and open space, primarily in the Pierce School playground and other small pocket parks. Major public facilities near Precinct 7 include the Pierce School and Town government complex.





## **Brookline Precinct Profiles**

## **Precinct 7**

Prepared by the Town of Brookline's
Planning & Community Development Department
For the Town Meeting Members Association

### POPULATION (2000 Census)

Cohort	<b>Number</b>	Percent
Under 5	172	4.93%
5 to 9	91	2.61%
10 to 14	109	3.12%
15 to 19	100	2.86%
20 to 24	312	8.93%
25 to 34	960	27.49%
35 to 44	543	15.55%
45 to 54	425	12.17%
55 to 64	293	8.39%
65 to 74	208	5.96%
75+	279	7.99%
<b>Total</b> Under 18 Over 65	<b>3492</b> 436 487	<b>100.00%</b> 12.49% 13.95%

## ZONING

Zoning District	Sq. Ft.	Acres	Percent
1 & 2 Family	299,089	13.29	17.81%
Multi-Family	2,372,909	54.47	72.99%
Commercial/Office	579,112	6.87	9.20%
Total Land Area	3,251,110	75	100.00%

#### PARKS, RECREATION, & OPEN SPACES

Facility/Site

Pierce School Playground

### **HOUSING (2000 Census)**

	Units	Percent
Owner-Occupied	677	41.6%
Renter-Occupied	952	58.4%
Total Units	1629	100.0%
Affordable Unite*	217	Motor Duk

Affordable Units\* 217 Note: Public Housing Units \*Source: Brookline Planning and Community Development Department

#### **TOWN & SCHOOL FACILITIES**

Facility

Pierce School

Brookline Health Care Center

## TAX EXEMPT PARCELS (NUMBER & AREA)\*

Number Area (s.f.)
Precinct 7 Tax Exempt 9 268,703

Note: Parcels classified as Tax Exempt include all governmental, institutional, educational, religious and not-for-profit parcels.

## HOUSES OF WORSHIP

Facility

## LAND USE\*

Use Category	Sq. Ft.	Acres	Pct
4-8 Family	153,789	3.53	5.66%
Gas Station/Other Car	89,934	2.06	3.31%
General Office	86,987	2.00	3.20%
Mixed Use	36,807	0.84	1.35%
Multi	1,024,487	23.52	37.70%
Muni Gov	109,250	2.51	4.02%
Non-Transient Lodging	5,558	0.13	0.20%
Nursing Homes/Hospitals	46,382	1.06	1.71%
Other Commercial	33,593	0.77	1.24%
Religious	49,365	1.13	1.82%
Retail	211,984	4.87	7.80%
Single Family	189,187	4.34	6.96%

#### **GOVERNMENT INFORMATION**

School District
State Legislature
State Senate
US Congress
US Senate
Pierce, Lawrence
15<sup>th</sup> Norfolk
First Middlesex & Norfolk (Cynthia Creem)
4<sup>th</sup> (Barney Frank)
Edward M. Kennedy, John Kerry

<sup>\*</sup>Sources: Town of Brookline GIS Database and Town of Brookline Assessor's Office CAMA Database



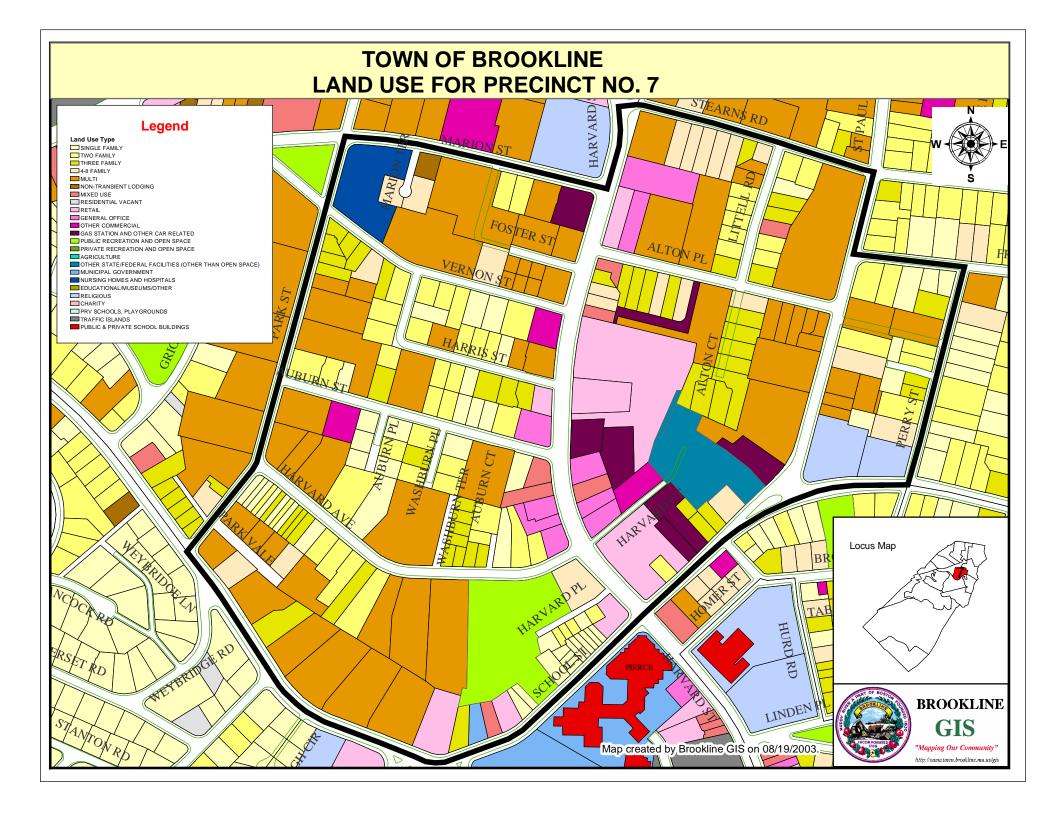
# Brookline Precinct Profiles Precinct 7

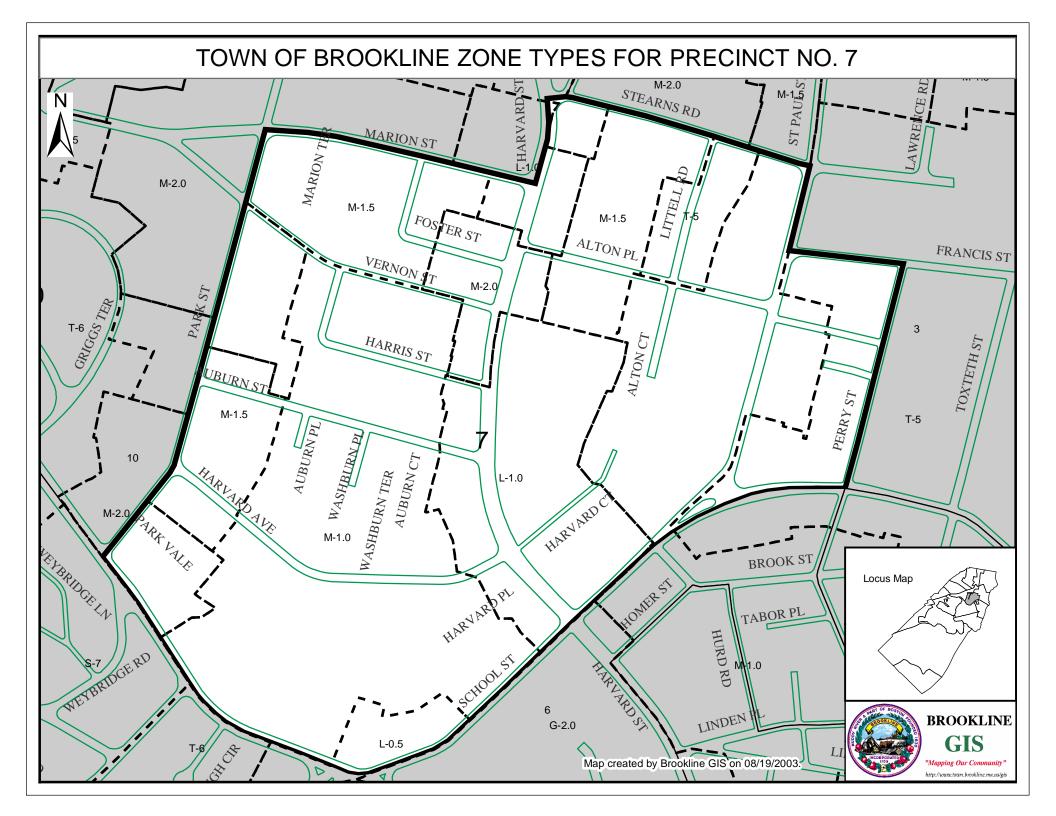
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## LAND USE CONTINUED

Use Category	Sq. Ft.	Acres	Pct
Three Family	244,192	5.61	8.99%
Two Family	332,847	7.64	12.25%
Public Recreation/Os	103,120	2.37	3.79%
Total Land Area	2.717.482	62.38	100.00%

<sup>\*</sup> Sources: Town of Brookline GIS Database and Town of Brookline Assessor's Office CAMA Database





ZONING BY-LAW TOWN OF BROOKLINE, MA

Table 5.0	1 - Table Of Dimensional Requirements	LOT SIZE MINIMUM	FLOOR AREA RATIO	LOT WIDTH MINIMUM	HEIGHT <sup>9</sup> MAXIMUM		MUM YARD (feet)	3, 10	OPEN SPACE (% of gross floor area)	
DISTRICT	USE	(sq. ft.)	MAXIMUM	(feet)	(feet)	Front 1,6	Side <sup>2</sup>	Rear	Landscape	Usable
C 40	1-family detached dwelling subject to Section 5.11(a) Cluster	20,000	0.20	110	35	30	20	50	10%	80%
S-40	1-family detached dwelling not subject to Section 5.11	40,000	0.15	150	35	30	20	50	10%	100%
	Any other structure or principal use 15	40,000	0.15	150	35	40	30	60	100%	none
S-25	1-family detached dwelling subject to Section 5.11(a) Cluster	12,500	0.25	90	35	30	20	50	10%	60%
3-25	1-family detached dwelling not subject to <u>Section 5.11</u>	25,000	0.20	120	35	30	20	50	10%	80%
	Any other structure or principal use <sup>14, 15</sup>	25,000	0.20	120	35	40	30	60	80%	none
S-15	1-family detached dwelling subject to <u>Section 5.11(a) Cluster</u>	7,500	0.30	75	35	25	15	40	10%	60%
2-12	1-family detached dwelling not subject to <u>Section 5.11</u>	15,000	0.25	100	35	25	15	40	10%	60%
	Any other structure or principal use <sup>15</sup>	15,000	0.25	100	35	35	25	50	60%	none
S-10	1-family detached dwelling	10,000	0.30	85	35	20	10	30	10%	40%
	Any other structure or principal use <sup>15</sup>	10,000	0.30	85	35	30	20	40	40%	none
S-7	1-family detached dwelling	7,000	0.35	65	35	20	7.5	30	10%	30%
<u> </u>	Any other structure or principal use <sup>15</sup>	7,000	0.35	65	35	30	20	40	30%	none
	1-family detached dwelling subject to Section 5.11(a) Cluster	7,500	0.30	75	35	25	15	40	10%	40%
	1-family detached dwelling not subject to Section 5.11	15,000	0.25	100	35	25	15	40	10%	60%
S-0.5P	Other dwelling structure		0.5	75	40	25	15	40	10%	40%
	First dwelling unit	300,000								
	Each additional dwelling unit	1,000	0.25	400	25	25	25		600/	
	Any other structure or principal use 15	15,000	0.25	100	35	35	25	50	60%	none
	1-family detached dwelling	7,000	0.35	65	35	20	7.5 <b>L</b> *	30	10%	30%
S-0.75P	Other dwelling structure		0.75	65	40	20	10 +	30	10%	30%
0.70.	First dwelling unit	14,000					10			
	Each additional dwelling unit	1,000								
	Any other structure or principal use 15	7,000	0.35	65	35	30	20	40	30%	none
	1-family detached dwelling	10,000	0.35	65	35	20	7.5	30	10%	30%
SC-7	Converted 1-family detached dwelling	10,000	0.50	65	35	20	7.5	30	10%	30%
	Any other structure or principal use 15	10,000	0.35	65	35	30	20	40	30%	none
	1-family detached dwelling	5,000	0.75	45	35	15	7.5	30	10%	30%
T 6	2 family detached dwelling	6,000	0.75	55	35	15	10	30	10%	30%
T-6	1-family attached dwelling	3,000	0.75	25	35	15	none 2	30	10%	30%
	Any other structure or principle use	6,000	0.75	55	35	25	20	40	30%	none
	1-family detached dwelling	4,000	1.00	40	35	15	7.5	30	10%	30%
T-5	2 family decidened dwelling	5,000	1.00	45	35	15	10	30	10%	30%
	1-family attached dwelling	2,500	1.00	20	35	15	none 2	30	10%	30%
	Any other structure or principle use	5,000	1.00	50	35	25	20	40	30%	none
	, said. sa detaile of principle ase	3,000	1.00	50	33				30 /0	110110

Required Lot Frontage: 25' in S and SC districts 20' in all other districts

Table 5.01 - Table Of Dimensional Requirements								PBI <sup>11</sup> MINIMUM YARD <sup>3</sup>					OPEN SPACE		
DISTRICT							1	(fe	(% of gross floor area)						
		(sq. ft.)	MAXIMUM	ONLY	(feet)	MAXIMUM	В	NB	Front <sup>1.6</sup>	Side 2	Rear	Landc.	13		
M-0.5	1-family detached dwelling 2-family detached dwelling other dwelling structure first dwelling unit	4,000 5,000 3,000	0.50 0.50 0.50	NA NA NA	40 50 none	35 35 35	NA NA NA	NA NA NA	15 15 15	7.5 10 10 + L <sup>s</sup> 10	30 30 30	10% 10% 10%	30% 30% 30%		
	each additional dwelling unit Any other structure or principle use	2,000 5,000	0.50	NA	none	35	NA	NA	25	20	40	30%	none		
M-1.0 & M-1.0	1-family detached dwelling 2-family detached dwelling 1-family attached dwelling other dwelling structure	4,000 5,000 2,250	1.00 1.00 1.30 1.00	NA NA NA NA	40 45 20 none	35 35 35 40	NA NA NA NA	NA NA NA NA	15 15 15 15	7.5 10 none	30 30 30 30	10% 10% 10% 10%	20% 20% 20% 20%		
(CAM)	first dwelling unit each additional dwelling unit Any other structure or principal use	3,000 1,000 5,000	1.00	NA	none	40	NA	NA	25	10 + L°	40	20%	none		
M-1.5	1-family detached dwelling 2-family detached dwelling other dwelling structure  Any other structure or principal use*  *add 10 feet to each minimum yard requirement	4,000 5,000 none 5,000	1.50 1.50 1.50 1.50	NA NA 1.9 1.9	40 45 none none	35 35 45 - 50 45 - 50	NA NA NA	NA NA 60	15 15 Under 40' 15 40' and Over 15 + H 10	$7.5$ $10$ $10 + \frac{L^{\circ}}{10}$ $\frac{H + L}{6}$	30 30 30 H+L 6 But at least 30'	10% 10% 10% 20%	20% 20% 15% none		
M-2.0	1-family detached dwelling 2-family detached dwelling other dwelling structure  Any other structure or principal use*  *add 10 feet to each minimum yard requirement	4,000 5,000 none 5,000	2.00 2.00 2.00 2.00	NA NA 2.5 2.5	40 45 none none	35 35 50 50	NA NA 60 60	NA NA 70 70	10 10 Under 40' 15 40' and Over 15 + H 10	7.5 10  10 + $\frac{L^{\circ}}{10}$ $\frac{H + L}{6}$	30 30 30 H+L 6 But at least 30'	10% 10% 10% 20%	20% 20% 10% none		
M-2.5	1-family detached dwelling 2-family detached dwelling other dwelling structure  Any other structure or principal use* *add 10 feet to each minimum yard requirement	4,000 5,000 none 5,000	2.50 2.50 2.50 2.50	NA NA 3.5 3.5	40 45 none none	35 35 50 50	NA NA 75 75	NA NA 85 85	10 10 Under 45' 15 45' and Over 15 + H 10	$ 7.5 10 $ $ 10 + \frac{L^{\circ}}{10} $ $ \frac{H + L}{6} $	30 30 30 H+L 6 But at least 30	10% 10% 10% 20%	20% 20% 5% none		

Required Lot Frontage: 25' in S and SC districts 20' in all other districts

## ZONING BY-LAW TOWN OF BROOKLINE, MA

SECTION 5.01 TABLE OF DIMENSIONAL REQUIREMENTS								PBI <sup>11</sup>		MINIMUM YAF	OPEN SPACE		
DISTRICT	USE	LOT SIZE MINIMUM	FLOOR AREA RATIO	PBI <sup>11</sup> NB	LOT WIDTH	HEIGHT 9		T DI		(feet)		(% of gross floor area)	
Biotraot	332	(sq. ft.)	MAXIMUM	ONLY	(feet)	MAXIMUM	В	NB	Front 1.6	Side 2	Rear	Landsc.	Useable <sup>13</sup>
L-0.5	Any Structure or principal use (dwelling-footnote 5)	none <sup>4</sup>	0.5	NA	none <sup>4</sup>	40	NA	NA	10	none <sup>7</sup>	10 + L <sup>8</sup>	none	none <sup>5</sup>
L-1.0	Any Structure or principal use (dwelling-footnote 5)	none <sup>4</sup>	1.0	NA	none <sup>4</sup>	40	NA	NA	10	none <sup>7</sup>	10 + L <sup>3</sup>	none	none <sup>5</sup>
G-1.0	Any Structure or principal use (dwelling-footnote 5)	none <sup>4</sup>	1.0	NA	none <sup>4</sup>	40	NA	NA	none	none <sup>7</sup>	10 + L <sup>3</sup>	none	none <sup>5</sup>
G-1.75	Any Structure or principal use (dwelling-footnote 5)	none <sup>4</sup>	1.75	2.25	none <sup>4</sup>	45	NA	70(CC)**	none	none <sup>7</sup>	10 + L <sup>s</sup>	none	none <sup>5</sup>
G-1.75 (LSH)	Any Structure or principal use (hotel – footnote 16)	none	3.30	NA	none	90 (8 stories)	NA	NA	none	none <sup>7</sup>	none	none	none
G-2.0	Any Structure or principal use (dwelling-footnote 5)	none <sup>4</sup>	2.0	2.5	none <sup>4</sup>	45	60 45 (CA)	70 55(CA) 100(VS)	none	none <sup>7</sup>	10 + L <sup>5</sup>	none	none <sup>5</sup>
0-1.0	Any Structure or principal use (dwelling-footnote 5)	none	1.0	NA	none	40	NA	NA	20	H <sup>3</sup>	H <sup>3</sup>	none	none <sup>5</sup>
O-2.0 (CH)	Any Structure or principal use (dwelling-footnote 5)	none <sup>4</sup>	2.0	2.5	none <sup>4</sup>	50	60	100	20	none <sup>7</sup>	10 + L <sup>s</sup>	none	none <sup>5</sup>
I-1.0	Any Structure or principal use (dwelling-footnote 5)	none <sup>4</sup>	1.0	NA	none <sup>4</sup>	40	NA	NA	20	none <sup>7</sup>	10 + L <sup>s</sup>	none	none <sup>5</sup>

(Additional regulations are contained in the text of Article 5.00)

\*\*Maximum 7 stories

Required Lot Frontage: 25' in S and SC districts 20' in all other districts

#### **FOOTNOTES:**

- 1. If the entrance to a garage or covered vehicular passageway faces toward the street to which its driveway has access, said entrance shall be at least 20 feet from the street lot line.
- 2. At the end of each row or block of one-family attached dwellings, a yard shall be provided along the street line or side lot line of at least ten feet plus one foot for each dwelling unit in excess of two. In T districts, see also §5.48. In M districts, a building subject to the side yard formula:

$$10 + \frac{L}{10}$$

may be built to the side lot line: (a) as a matter of right if, on the adjoining lot, a principal building with no setback from that lot line already exists or is proposed to be built concurrently; (b) by special permit if the Board of Appeals finds that reasonable development of the lot necessitates building to the side lot line, such action does not unreasonably infringe upon the light and air of any existing adjoining building, and the party wall is solid and has neither doors nor windows. A building with

no side yard shall not have a building wall on the side lot line extending more than 70 feet to the rear of the front yard required by this By-law; except that a building wall may be located along any part of a side lot line on which a principal building on the adjoining lot abuts between the rear yard required by this By-law and the required front yard line. Where building walls more than 70 feet to the rear of the required front yard are not permitted to be built along the side lot line, said walls shall have a side yard setback not less than:

$$10 + \frac{L}{10}$$

the "L" dimension being that portion of the wall required to be set back from the side lot line.

- 3. L is the length of a wall parallel (or within 45 degrees of parallel) to the lot line, measured parallel to the lot line, subject to the provisions of <u>\$5.41</u> for buildings of uneven alignment or height. H is the height, measured as provided in <u>\$5.30</u>, of that part of the building for which the setback or yard is to be calculated.
- 4. Automotive uses are subject to the requirements of §§ 6.30 and 6.40.
- 5. See §5.07, Dwelling in Business and Industrial Districts.
- 6. See §5.54, Exception for Existing Alignment.
- 7. See §5.64, Side Yards for Non-Dwelling Uses in Business or Industrial Districts.
- 8. See **§5.73**. Rear Yard in Business or Industrial Districts.
- 9. Where two different maximum height figures are specified with a hyphen for the same use in one zoning district, the lower figures shall apply to any lot or part of a lot located in a buffer area as defined by §5.31, paragraph 3. Where a height figure is followed by a zoning district designation as defined in §3.02, that figure shall be the maximum allowable height in that category for that particular district.
- 10. The setback requirements for other dwelling structures in any of the S and T districts shall be the most restrictive setbacks required for the dwellings permitted in the districts, but the side yard setback shall be no less than 10 feet in any case.
- 11. PBI (Public Benefit Incentives) for floor area ratio and height may be granted only if the requirements of §5.21 and §5.32 respectively are satisfied. B represents buffer area and NB nonbuffer area regulations. Further, projects shall also be subject to any design guidelines adopted by the Planning Board.
- 12. Where any land in a G-2.0 Districts abuts a public street opposite any land in an S district, any building in the G-2.0 District shall be set back a minimum 20 feet from the street lot line facing the S district and the setback area shall be landscaped and not be used to provide parking.
- 13. See §5.91, Minimum Usable Open Space, for open space requirements for residential use with more dwelling units than are permitted as of right in that district.
- 14. For life care facilities in S-25 districts, the Board of Appeals may allow by special permit an FAR up to 0.3, where appropriate public benefits are provided, such as listed in §5.21, paragraph 1.
- 15. For dwelling subject to **§5.11, paragraphs 2** and **3**, the allowed floor area ratio maximum shall be the same as for 1-family detached dwellings subject to **§5.11**, paragraph **1** in the relevant zoning district.
- 16. In the G-1.75 (LSH) Limited Service Hotel District, for Use 8A, Limited Service Hotel, the following dimensional requirements are allowed: Floor Area Ratio Maximum of 3.30; Height Maximum of 90 Feet and 8 stories above grade; and Minimum Rear Yard None.

# TOWN OF BROOKLINE LAWRENCE SCHOOL DISTRICT

# Legend

Building Footprint

School Building

Water Body

Open Space

School Buffer Zone

Stream

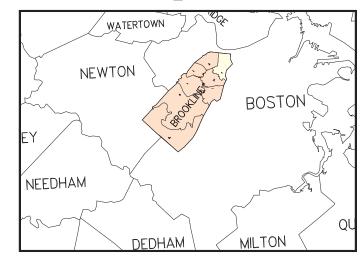
—— Property Line

—— Street Edge

— School District Boundary

Brookline Town Boundary

# Locus Map



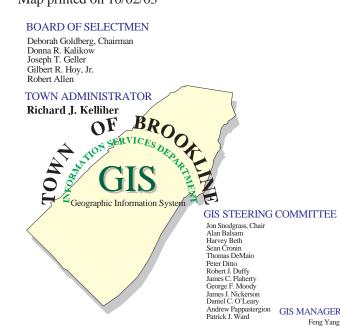
## Data Sources

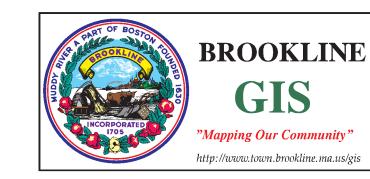
School District Boundary: Town of Brookline, Information Services. In-house data delevelopmen based on BECo.'s street network and the assessor's parcels by Camp Dresser and McKee, Inc.

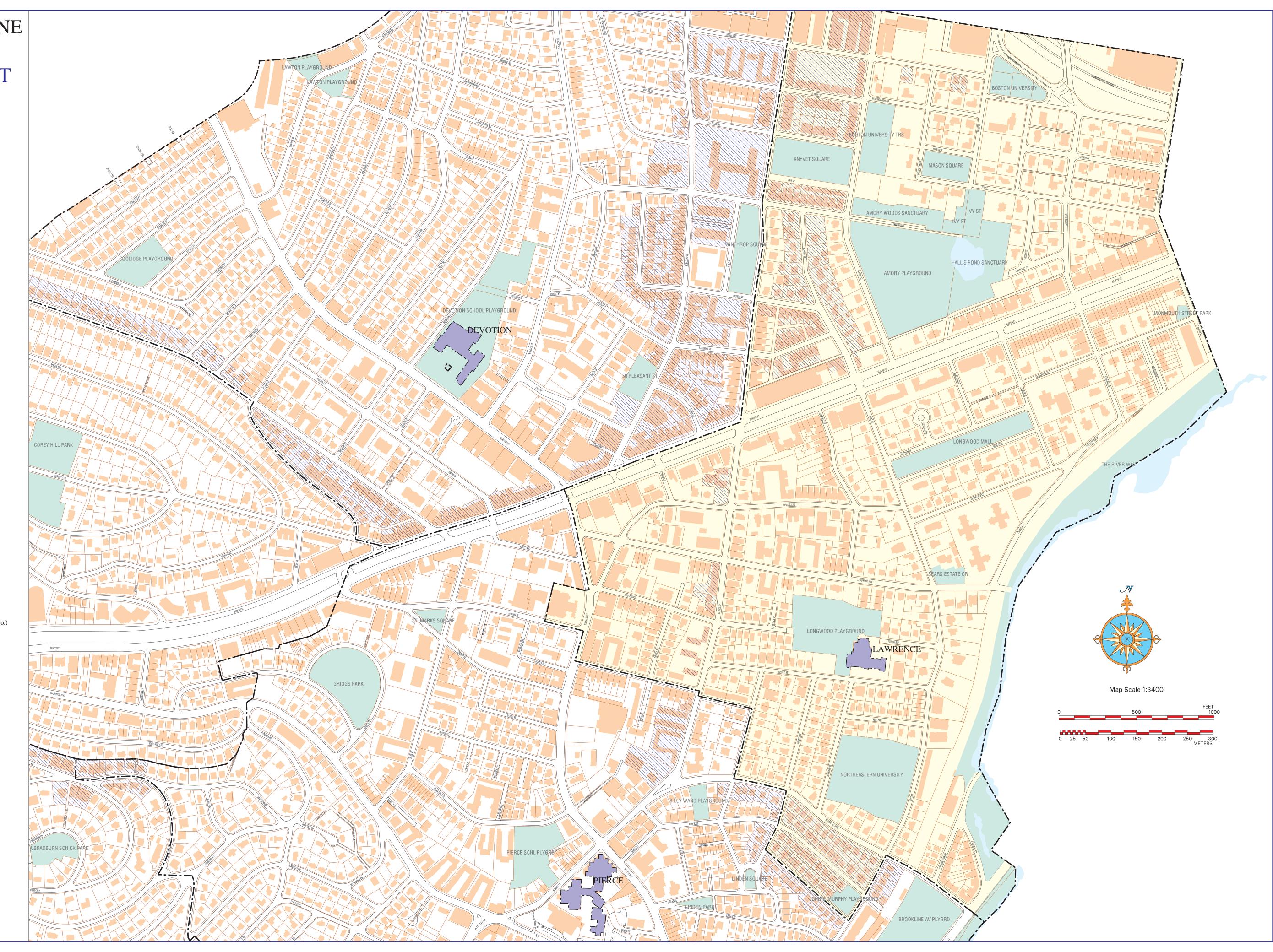
School Buffer Zones: Brookline GIS, 1997. It is based on the buffer zone list provided by the School Department, BECo.'s street network and the assessor's parcels GIS data

Street Edges, Brookline Town Boundary and Water Bodies: These data layers are from the Boston Edison Company. (BECo.)

Open Space: The Open Space includes Agricultural and Recreational land, Brookline Land Trust, Cemeteries, Community Parks, Conservation Areas, Conservation Restrictions, Golf Course, National Historic Sites, Neighborhood Parks & Playgrounds, Open Space Park and Rec. Oppurtunities, Passive Parks, Private Institutions, School Playgrounds, State Properties and Traffic Islands. Traffic Islands are not shown on this map. \$UAML/plotbyschldist.aml. Map printed on 10/02/03







# TOWN OF BROOKLINE PIERCE SCHOOL DISTRICT

# Legend

Building Footprint

School Building

Water Body

Open Space

School Buffer Zone

Stream

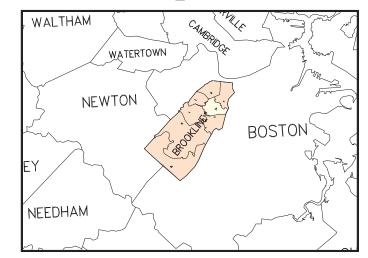
— Property Line

—— Street Edge

— School District Boundary

Brookline Town Boundary

# Locus Map



## Data Sources

School District Boundary: Town of Brookline, Information Services. In-house data delevelopmen based on BECo.'s street network and the assessor's parcels by Camp Dresser and McKee, Inc.

School Buffer Zones: Brookline GIS, 1997. It is based on the buffer zone list provided by the School Department, BECo.'s street network and the assessor's parcels GIS data layer.

Street Edges, Brookline Town Boundary and Water Bodies: These data layers are from the Boston Edison Company. (BECo.)

Open Space: The Open Space includes Agricultural and Recreational land, Brookline Land Trust, Cemeteries, Community Parks, Conservation Areas, Conservation Restrictions, Golf Course, National Historic Sites, Neighborhood Parks & Playgrounds, Open Space Park and Rec. Oppurtunities, Passive Parks, Private Institutions, School Playgrounds, State Properties and Traffic Islands. Traffic Islands are not shown on this map. \$UAML/plotbyschldist.aml. Map printed on 10/02/03

BOARD OF SELECTMEN
Deborah Goldberg, Chairman
Donna R. Kalikow
Joseph T. Geller
Gilbert R. Hoy, Jr.
Robert Allen

TOWN ADMINISTRATOR

Richard J. Kelliher

OF

BRO

GIS

Geographic Information System

GIS STEERING COMMITTEE

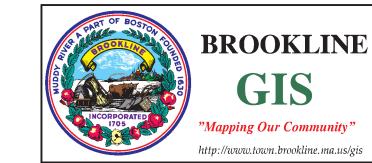
Jon Snodgrass, Chair

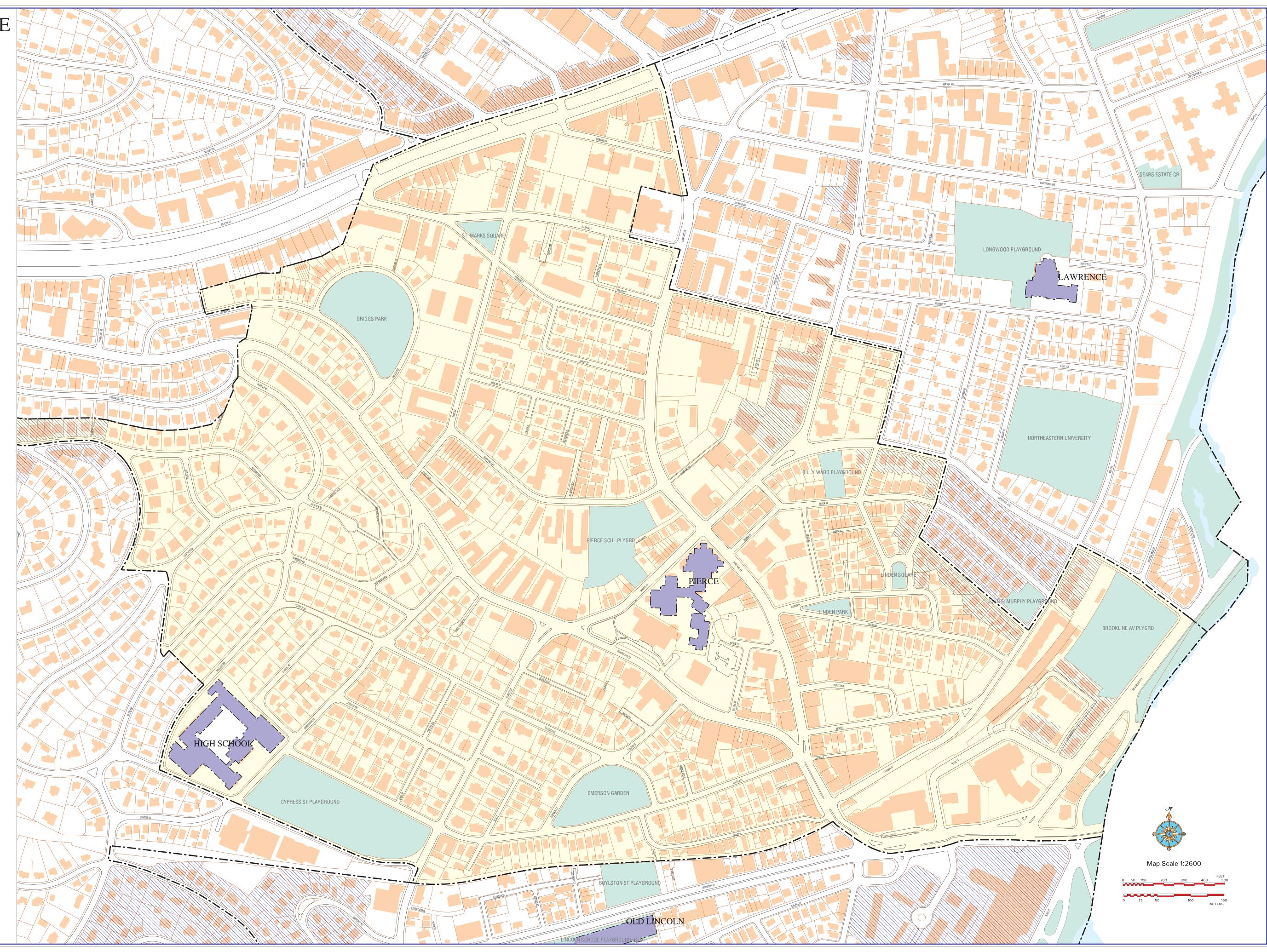
Alan Balsam

Harvey Beth
Sean Cronin

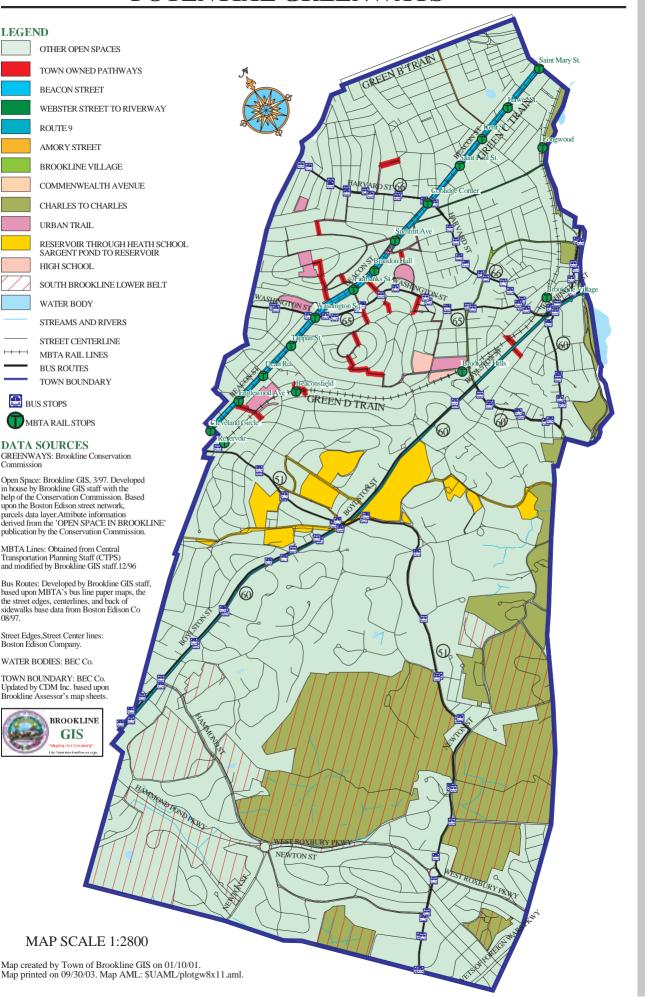
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Peter Ditto
Robert J. Duffy
James C. Flaherty
George F. Moody
James J. Nickerson
Daniel C. O'Leary
Andrew Pappastergion
Patrick J. Ward

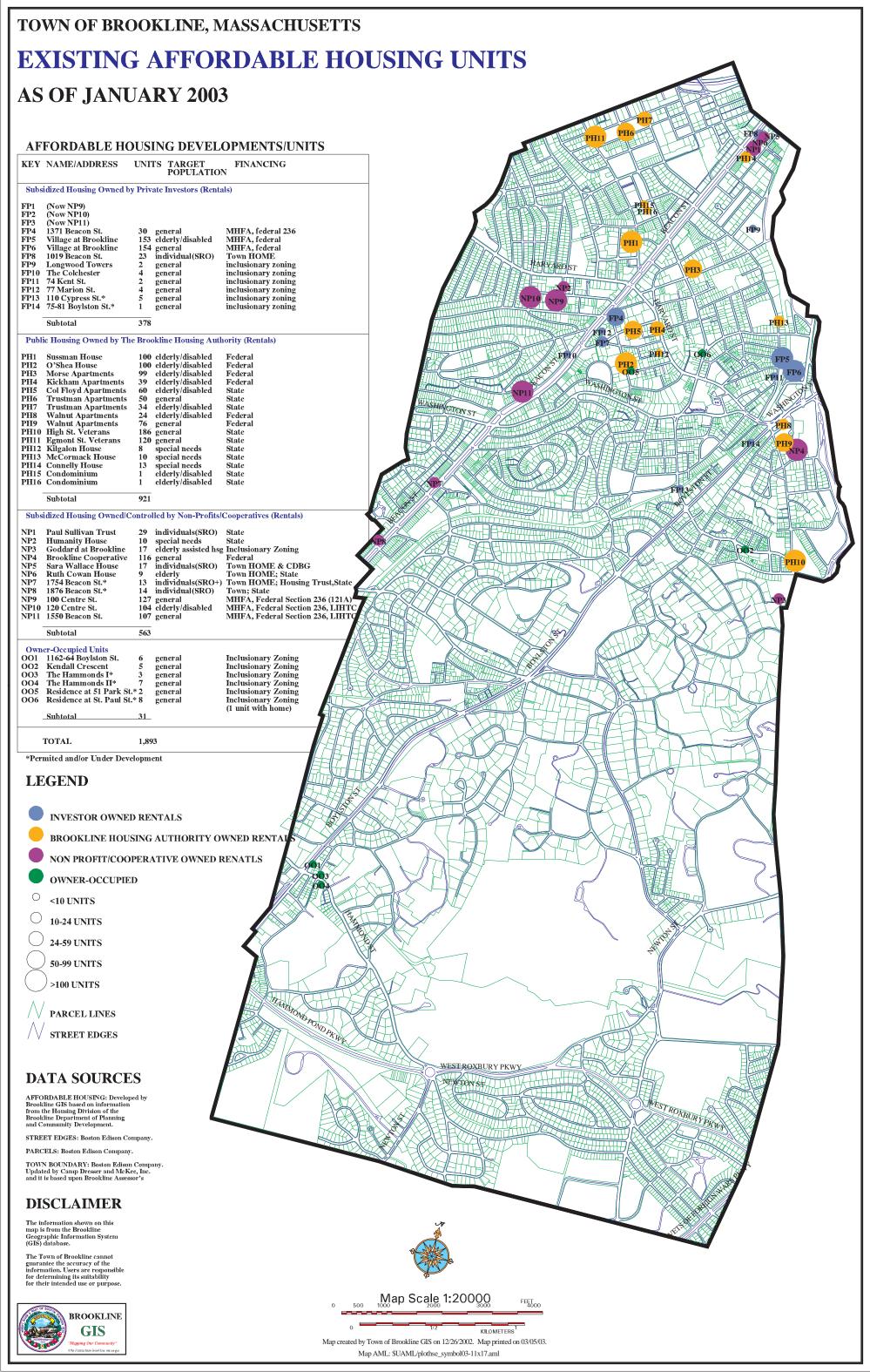
GIS MANAGER
Feng Yang
TEL: 617-730-2005





## POTENTIAL GREENWAYS





## AFFORDABLE HOUSING DEVELOPMENTS / UNITS

as of June, 2003

		Total	Afford.	Owner	Owner Max income in relation to SMSA Median Income Coun				n Income	Counted for	Target		
Name/Address	Year	Units	Units	Type	< 50%	<60%	<80%	<95%			Chapter 40B	Population	Financing
SUBSIDIZED HOUSING OWNER	D BY PRI	VATE II	NVESTO								•	•	•
Beacon Park	1972	80	30	investor	20		10				80	general	MHFA, Federal Section 236 (121A)
Village at Brookline	1975	153	153	investor	39	115					153	elderly/disabled	MHFA, Federal Section 236 / LIHTC (121A)
Village at Brookline	1975	154	154	investor	38	115					154	general	MHFA, Federal Section 236 / LIHTC (121A)
1019 Beacon St.	1995	23	23	investor	5	18					0	individuals (SRO)	Brookline HOME
Longwood Towers	2000		2	investor					2		0	general	Inclusionary zoning
The Colchester	2000	57	4	investor	3		1				4	general	Inclusionary zoning
The Lofts at Brookline Village	2002	21	2	investor	2						2	general	Inclusionary zoning
77 Marion St./1405 Beacon St.	2002	44	4	investor	4						[+4]	general	Inclusionary zoning
110 Cypress St.*	2004	45	5	investor	5						[+5]	general	Inclusionary zoning
75-81 Boylston St.*	2004	5	1	investor			1				[+1]	general	Inclusionary zoning
323 Boylston St.*	2005	29	4	Investor			3		1		[+3]	general	Inclusionary zoning
sub-total 382													
PUBLIC HOUSING - OWNED B	Y THE BE	ROOKL	NE HOU	SING AUTHOR	RITY (rer	ntals)							
High St. Veterans	1947	186	186	ВНА	1		186				186	general	State
Egmont St. Veterans	1949	120	120	BHA			120				120	general	State
Col Floyd Apts.	1958	60	60	ВНА			60				60	elderly/disabled	State
Walnut Apts.	1965	24	24	вна			24				24	elderly/disabled	Federal
Walnut Apts.	1965	76	76	вна			76				76	general	Federal
O'Shea House	1967	100	100	BHA			100				100	elderly/disabled	Federal
Sussman House	1968	100	100	вна			100				100	elderly/disabled	Federal
Trustman Apts.	1973	50	50	BHA			50				50	general	State
Trustman Apts.	1973	34	34	BHA			34				34	elderly/disabled	State
Morse Apts.	1975	99	99	BHA			99				99	elderly/disabled	Federal
Kickham Apts.	1978	39	39	BHA			39				39	elderly/disabled	Federal
condominium	1981	1	1	BHA			1				1	elderly/disabled	State
condominium	1981	1	1	BHA			1				1	elderly/disabled	State
McCormack House	1986	10	10	BHA			10				10	special needs	State
Kilgalon House	1994	8	8	BHA			8				8	special needs	State
Connelly House	1995	13	13	BHA			13				13	special needs	State
sub-total			921										
SUBSIDIZED HOUSING OWNE	D/CONTR	OLLED	BY NON	NPROFITS / CO	OOPERAT	ΠVES (r	entals)						
Brookline Cooperative	1965	116	116	cooperative		,		116			116	general	Federal Section 221(d)(3) BMIR (121A)
Center Comm'ties - 100 Centre	1970	211	127	non-profit/LP	53		53		21		217	elderly/disabled	MHFA, Fed preserv voucher, Brook. AHT
Center Comm'ties - 1550 Beacon	1972	179	107	non-profit/LP	45		45		17		180	elderly/disabled	MHFA, Fed preserv voucher, Brook. AHT
Humanity House	1973	10	10	non-profit	10						10	special needs	State
Center Comm'ties - 112 Centre	1974	124	104	non-profit/LP	26		78				125	elderly/disabled	MHFA, Section 8
Paul Sullivan Trust	1980's	28	26	non-profit	26						28	individuals (SRO)	State
Goddard at Brookline	1997	17	17	non-profit	4		9		4		13	elderly assisted hsg	Inclusionary zoning
DMR/DMH Housing		24	24	non-profit	24						24	special needs	State DMR / DMH
Sara Wallace House	1997	17	16	non-profit	3	13					16	individuals (SRO)	Brookline HOME & CDBG
Ruth Cowan House	1998	9	9	non-profit	9						9		
1754 Beacon St.	2003	14	13	non-profit	4	6	3				[+14]	individuals (SRO+)	Brookline HOME, State
1876 Beacon St.	2003	15	14	non-profit	7	5	1		1		[+15]	individuals (SRO)	Brookline CDBG, State, Inclu. zoning
St. Aidan's (rentals)*	2004	59	20	non-profit/LP		20					[+20]	general	Brookline, State, Private
sub-total			603	j									
OWNER-OCCUPIED UNITS													
1162-4 Boylston St.	1999	6	6	owner-occ'd			6	1	1		6	general	Inclusionary zoning off-site
Kendall Crescent	2000-02	35	5	owner-occ'd			4		1		4	general	Inclusionary zoning on-site
The Hammonds I	2003	23		owner-occ'd			1 7		3		0	general	Inclusionary zoning
The Hammonds II*	2003	52	7	owner-occ'd					7		0	general	Inclusionary zoning
Residences at 51 Park St.*	2004	9	2	owner-occ'd			2		l ′		[+2]	general	Inclusionary zoning Inclusionary zoning
Residences at St. Paul*	2004	<i>4</i> 9	8	owner-occ'd			5		3		[+2] [+5]	general	Inclusionary zoning Inclusionary zoning (1 unit with HOME)
St. Aidan's ownership*	2004	<del>49</del> [59]	30	owner-occ'd			15		٦	15	[+3] [+15]	general	Brookline Housing Trust & HOME; State
Homebuyer Assistance Program	1992+	25	25	owner-occ'd			10			10	0	general	Brookline HOME/CDBG
Homebuyer Assistance Program	2001+	3	3	owner-occ'd							0	general	Brookline HOME/CDBG
sub-total	20017	<u> </u>	89	c. 000 a			-	-			<u> </u>	132.10.01	
				1				1					
TOTAL AFFORDABLE UN	ITS *		1995	By targeted		292	1157	116	60	15	2062	included in 40B	7.86 % of 26,224
Total units currently available			1918	income	16%	14%	56%	6%	3%	1%	[+84]	Expected adds	.32 % of 26,224
												Total projected	8.18 % of 26,224

## FIGURE 6

## LOTS BELOW ZONED LOTSIZE

